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8 *Attorneys for Plaintiff/Counter-Defendant, Wilmington Savings Fund Society, FSB, as Trustee*
9 *for Stanwich Mortgage Loan Trust A*

10 **UNITED STATES DISTRICT COURT**
11 **DISTRICT OF NEVADA**

12 WILMINGTON SAVINGS FUND SOCIETY,
13 FSB, AS TRUSTEE FOR STANWICH
14 MORTGAGE LOAN TRUST A,

15 Plaintiff,
16 vs.

17 SATICOY BAY LLC SERIES 9338
18 WILDERNESS GLEN AVENUE;
19 YELLOWSTONE HOMEOWNERS
20 ASSOCIATION,

21 Defendants.

22 SATICOY BAY LLC SERIES 9338
23 WILDERNESS GLEN AVENUE,

24 Counterclaimant,
25 vs.

26 WILMINGTON SAVINGS FUND SOCIETY,
27 FSB, AS TRUSTEE FOR STANWICH
28 MORTGAGE LOAN TRUST A,

Counter-Defendant.

Case No.: 2:17-cv-01775-JCM-BNW

**STIPULATION AND ORDER TO
SUBSTITUTE REAL PARTY IN
INTEREST AND AMEND CAPTION**

Plaintiff/Counter-Defendant, Edward Brown ("Brown"), as substituted party for
Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A
("Wilmington"), and Defendant/Counterclaimant Saticoy Bay LLC Series 9338 Wilderness Glen

Avenue (“Saticoy”) (collectively, the “Parties”), by and through their counsel of record, by and through their respective attorneys of records, hereby agree and stipulate as follows.

WHEREAS, on June 28, 2017, Wilmington filed Case No. 2:17-cv-01775-JCM-BNW (“Action”) against Saticoy Bay LLC Series 9338 Wilderness Glen Avenue and Yellowstone Homeowners Association, to quiet title to the Subject Property as to the Deed of Trust recorded in the official records of the Clark County Recorder’s Office on October 14, 2005, as Instrument No. 20051014-0003226 (“Subject Deed of Trust”);

WHEREAS, Bank of America, N.A. was the lender of the Subject Deed of Trust pursuant to the terms thereunder;

WHEREAS, on or about March 29, 2014, Bank of America N.A. assigned the interest in the Subject Deed of Trust to Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 3 via an Assignment of Deed of Trust recorded in the official records of the Clark County Recorder’s Office on April 4, 2014, as Instrument No 20140407-0000013;

WHEREAS, on or about December 31, 2015, Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 3 assigned the interest in the Subject Deed of Trust to Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A via an Assignment of Deed of Trust recorded in the official records of the Clark County Recorder’s Office on August 16, 2017, as Instrument No. 20170816-0000002.

WHEREAS, on or about June 21, 2022, Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A assigned the interest in the Subject Deed of Trust to Total Property Solutions, LLC via a Assignment of Deed of Trust recorded in the official records of the Clark County Recorder’s Office on June 21, 2022, as Instrument No. 20220621-0001929.

WHEREAS, on or about June 21, 2022, Total Property Solutions, LLC assigned the interest in the Subject Deed of Trust to RCG Note Partners, LLC via a Assignment of Deed of Trust recorded in the official records of the Clark County Recorder’s Office on June 21, 2022, as Instrument No. 20220621-0001931.

1 WHEREAS, on or about June 21, 2022, RCG Note Partners, LLC assigned the interest in
2 the Subject Deed of Trust to Scottsdale REI, LLC via a Assignment of Deed of Trust recorded in
3 the official records of the Clark County Recorder's Office on June 21, 2022, as Instrument No.
4 20220621-0001932.

5 WHEREAS, on or about June 21, 2022, Scottsdale REI, LLC assigned the interest in the
6 Subject Deed of Trust to Edward Brown via a Assignment of Deed of Trust recorded in the official
7 records of the Clark County Recorder's Office on June 21, 2022, as Instrument No. 20220621-
8 0001934.

9 WHEREAS, the parties, by and through their undersigned counsels of record, hereby
10 stipulate to substitute EDWARD BROWN as the Plaintiff/Counterdefendant in this action in the
11 place and stead of WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR
12 STANWICH MORTGAGE LOAN TRUST A;

13 **IT IS SO STIPULATED.**

14 DATED this 6th day of July, 2022.

DATED this 6th day of July, 2022.

15 WRIGHT, FINLAY & ZAK, LLP

ROGER P. CROTEAU & ASSOCIATES,
16 LTD

17 /s/ Robert A. Riether

/s/ Christopher L. Benner

18 Robert Riether Esq.

Christopher L. Benner, Esq.

19 Nevada Bar No. 12076

Nevada Bar No. 8963

20 *Attorneys for Plaintiff/Counter-Defendant,*

Attorneys for Defendant/Counterclaimant

Wilmington Savings Fund Society, FSB, as

Saticoy Bay LLC Series 9338 Wilderness

Trustee for Stanwich Mortgage Loan Trust A

Glen Avenue

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23 **IT IS SO ORDERED**

24 **DATED:** 10:17 am, July 07, 2022

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27 **BRENDA WEKSLER**
28 **UNITED STATES MAGISTRATE JUDGE**